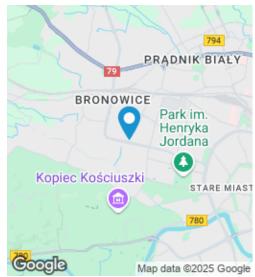
# Newton

## ul. Armii Krajowej 16, Cracow





#### Location

Newton is situated in west part of Kraków, at Armii Krajowej Street. The location enables an easy access to other parts of the city, by both public and private transport. Main railway station of the city (Kraków Główny) can be easily reached by car within 20 minutes. The International Airport Kraków-Balice is situated approx. 20-minutes-drive from the building.

### Description

Newton is a part of a complex of modern, A-class office buildings and offers about 10 000 sq m of office space to let. Typical floor plate is about 1 000 sq m. The building provides both above- and underground parking spaces. The area on each floor can be arranged individualy to suit tenants' needs. The object is equipped with all the technical solutions and amenities that are standard for this class of buildings.

#### Fit out

Air conditioning, Suspended ceilings, Smoke detectors, Fiber optics, Operable windows, BMS

### **BUILDING INFORMATION**

Building status	Existing
Building class	А
Completion year	2007
Total space	10 400 m <sup>2</sup>
Office gross space	10 400 m <sup>2</sup>
Average floor size	1 000 m <sup>2</sup>
Add-on factor	5%
Above ground floors	11
Surface parking lots	115
Garage parking lots	125
Parking ratio	75

#### LEASE TERMS

Available space	After log in
Minimum rentable space	300 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Garage parking rent	After log in
Minimum lease term	3 years

These property particulars are only of information character and do not constitute offer to conclude any agreement within the m of provisions of Polish Civil Code (Journal of Laws from 1964, no. 16, item 93 as amended).



